Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160113273 DEEDQC
Recvd: 12/27/16 08:51 2 pgs
Fees:12.00 Taxes:0.00

20161227-0135121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Lacresha Frierson
AFFIANT

Subscribed and sworn to before me this 19 day of December, 2016.

A. Scott Hubbard
NOTARY PUBLIC

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

Address New Owners as Follows:
Lacresha M. Hanserd
705 Garrison Dr.
Nashville, TN 37207

Send Tax Bills To:
SAME

Map-Parcel:
059-10-0-303.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Lacresha Frierson, now known as Lacresha M. Hanserd,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Lacresha M. Hanserd,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Haynes Manor Subdivision, Section 8, recorded in Book 6200, Page 675, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Lacresha Frierson, by Warranty Deed, from Ocwen Federal Bank, FSB, dated April 14, 2000, of record in Instrument No. 20000601-0054315, Register's Office for Davidson County, Tennessee. Lacresha Frierson and Lacresha M. Hanserd is one and the same person.
>
> This property is known as: **705 Garrison Dr., Nashville, TN 37207.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19 day of December, 2016.

Lacresha Frierson n/k/a Lacresha Hanserd

Lacresha Frierson n/k/a Lacresha M. Hanserd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lacresha Frierson n/k/a Lacresha M. Hanserd, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 19 day of December, 2016.

My Commission Expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

File No. 160676SH